



**Town of Stonington**  
**Economic Development Commission**  
 152 Elm Street  
 Stonington, Connecticut 06378

**FINAL MINUTES**  
**Special Virtual Meeting**  
**Thursday, November 19, 2020**

**COMMISSIONERS**

**Dave Hammond**  
 Chairman

**Kevin Bowdler**  
 Vice Chairman

**Jim Lathrop**  
 Member

**Suzanne Lane**  
 Member

**Richard Balestracci**  
 Member

**Dan McFadden**  
 Member

**Bill Hobbs**  
 Member

**Virginia Abernathy**  
 Member

**Pete Robinson**  
 Member

**John Godin**  
 Alternate

**Chris Donahue**  
 Alternate

**Cullen Hagan**  
 Alternate

*EDC Mission:  
 To assist in the  
 establishment of new  
 business in Stonington;  
 finding business  
 locations; State of  
 Connecticut and local  
 assistance and  
 incentives; introductions  
 to area officials and  
 business leaders; and area  
 statistics and information.*

Attending: EDC – Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Dan McFadden, Virginia Abernathy, Pete Robinson, John Godin, Cullen Hagan; DoP; Susan Cullen, Keith Brynes

The Meeting was called to order at 6:05 p.m.

The Minutes of the 10/27/20 Special Virtual Meeting were approved as written.  
 Motion: Kevin; Second: Pete. **Approved – All in Favor.**

EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing: **Don Poland** presented a Stonington Land Use Regulation review with an eye towards regulations that could be revised to ease the path towards providing more affordable housing. EDC input was provided. The EDC is intent upon including a recommendation for establishing a Land Bank in the Affordable Housing Plan; **Action:** Cullen to gain insight from the Eastern CT Land Bank organization; Dave to write Land Bank Draft before Dec 17 EDC meeting.

EDC Initiative #1 – WinnCos has requested fixed assessment from the Town to leverage State financing opportunities. Draft *Talking Points* intended to communicate facts and counter misinformation regarding the request were reviewed and discussed. A Motion was made for the EDC to provide a memorandum of support to the Board of Selectmen with the Talking Points. Motion: Kevin; Second: Suzanne. In Favor: Dave, Kevin, Suzanne, Dan, Pete; Abstain: Jim, Cullen, Virginia. **Motion passes. Action:** Dave to finalize *Talking Points*, Jim to provide additional point.

EDC Initiative #6-- Marketing – Branding / Placemaking: Monthly/Quarterly EDC stories for publishing on website and Events magazine were assigned. Kevin to coordinate assignments and timing.


New Business:

A CIP to fund contemporizing Stonington Zoning Regulations is of high priority. Motion: EDC to provide a Letter of Support. Motion: Dave; Second: Jim. **Approved – all in Favor**

Newly appointed member John Godin was welcomed to the team.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
 Dave Hammond, Chairman  
 Economic Development Commission

  
 David Hammond, Chairman  
 Approved December 17, 2020

Reference: EDC 11 Initiatives table below:

## Stonington EDC – Project Status Report

Goal Theme	Project / Initiative / Task	Status as of Nov 19	Immediate Next Steps
Downtown Pawcatuck	1. Develop Campbell Grain building lot	Developer presented proposal to downtown business community 7/7/20; EDC hosted Community Conversation 7/29/20; Wetlands Permit granted 9/3/20; PZC approval 9/15/20; CHFA application submitted to CHFA 11/20; Drafted <i>Talking Points</i> to explain Winn request for a Fixed Assessment	CHFA financing award to be communicated April 2021
	2. Pawcatuck Historic Structure designation –	Application submitted to SHPO 5/20; Have requested SHPO to consider full app. SHPO comments received 9/8; only 4 buildings recommended for recognition. Town reps met with consultant 10/8 – decision made that SHPO will not budge so submit as is	Consultant instructed to submit revised application with 4 properties that SHPO has said are eligible, timing TBD)
	3. Acquire Circus Lot / Potential Uses	First Selectperson and EDC Chair met with Westerly officials 7/8/20 who are open to reversion of deed to Stonington: \$1 CIP priority "B". Ph 1 EA follow-ups complete, no significant findings	Decide next steps: Phase 2 (\$20K quote); CIP; purchase; landscape architect 'conceptual drawings'. Make recommendation to Town for next steps
	4. Pawcatuck Riverwalk	On hold pending formation of a Town task force; \$20K CIP funding available for survey / permit; \$1 CIP priority "B" for Rte 1 – Donahue park section.	Need to restart effort; lay groundwork for establishing Task Force. In meantime, build temporary wood connector 'prototype' between Rte 1 and Donahue for community PR and proof of concept (need ~\$5K)
	5. Pawcatuck Streetscape	On hold; \$20K CIP funding available	On hold
Brand	6. Marketing – branding / placemaking	Stonington1649.com website development and content ongoing; EDC members to write articles for website, Town Events mag	Leverage website (ongoing); DoP intern to perform content management function
	7. Wayfinding – BETA	Vacate CIP request; coordinate through Town DPW	Maintain effort
Housing	8. Housing strategy	Town won a State Grant to fund to contract a professional to write Plan. 9/22 EDC: Don Poland presented Work Plan; 10/27 EDC: Don Poland EDC meeting presentations: <ul style="list-style-type: none"> <li>10/27: overview and demographics</li> <li>11/19: regulation review</li> </ul>	EDC to participate in research and public outreach; status reports at Oct-Dec EDC meetings
	9. Land Bank	White paper could be written to inform possible inclusion in 8. Housing Strategy. 10/28: Don Poland has provided sources for EDC research	Consider for Initiative #8; DH to write draft
	10. Transit Oriented Development (TOD) Districts	On hold pending State and Federal programs	On hold
	11. Incentivize Workforce Housing	White paper could be written to inform possible inclusion in 8. Housing Strategy	EDC to do research; consider for Initiative #8

Note: Shading denotes initiative largely completed and in "maintenance" mode